MEETING MINUTES CENTRE COUNTY PLANNING COMMISSION April 20, 2021

Members Present: Rich Francke, Chair, Bob Dannaker, Denny Hameister, Deb Simoncek and

Andrea Pandolfi

Members Absent: Chris Kunes, Vice-Chair, Mimi Wutz, Secretary, Michele Barbin

Staff Present: Ray Stolinas, Chris Schnure, Liz Lose, Anne Messner, Betsy Barndt and Stacy

Mann

Others Present: Louis Glantz, Kathy Henry

1. Call to Order - Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the Zoom virtual meeting platform and called the meeting to order at 6:00 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Ms. Simoncek to approve the minutes of March 16, 2021. Motion carried.

4. Planning Commission Member Updates

Ms. Simoncek asked for any recommendations for grant help getting a dock put in Sayers Dam for non-motorized boats.

5. New Business

Subdivision / Land Development

Subdivision:

Philip J. & Kathleen R. Bosak Subdivision Four (4) Residential Lots Centre Hall Borough CCPCDO File #127-20

A motion was made by Mr. Dannaker and seconded by Ms. Pandolfi to grant Conditional Final Plan Approval subject to the completion of the pending items and the approval signatures of the Centre Hall Borough Planning Commission and Borough Council.

Louis J. & Naomi R. Peachey Subdivision Seven (7) Residential Lots Miles and Gregg Townships CCPCDO File #85-20

A motion was made by Mr. Hameister and seconded by Ms. Simoncek to grant Conditional Final Plan Approval.

Land Developments:

None submitted for this planning cycle.

Tabled Plans (no action):

G. M. McCrossin, Inc. – Phase 2 Lane Development Final Plan

1-Building (Commercial / Office)

Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

Note: CPA = Conditional Preliminary Plan Approval

CFA = Conditional Final Plan Approval

A motion was made by Mr. Dannaker and second by Mr. Hameister to approve the abovementioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, April 29, 2021 at 4:00 p.m.

Please see Attachment #1 - Subdivision & Land Development for more information.

Centre County MPO Update

MPO Safety Subcommittee

Ms. Messner stated the MPO Safety Committee have reviewed the top 10 intersections and are working on the roadway segments of concern that are seeing a higher than desirable crash rate.

US Census Notice of Proposed Change of Urbanized Areas

MPO staff continues to work but the main conclusion at this time is there is a possibility urbanized area in the County will shrink in size.

Centre County Fee for Local Use Program

The Centre County Board of Commissioners have completed their decision making for the distribution of the 2021 Fee for Local Use funds in March. A table of total dollar distributed is on Attachment #2.

Please see *Attachment #2 – CCMPO* Update for more information.

6. Director's Report and Other Matters to Come Before the Commission

The Director's report was previously emailed. Mr. Stolinas acknowledged Betsy Barndt, Housing Coordinator to the meeting and briefly went over individual items in the report.

- Patton Township Zoning Map Amendment T.P. 18-009-,219-,0000 Industrial (I-1) to General Commercial (C-1) District (3/15/21)
- Patton Township SALDO Amendment Chapter 153 (3/15/21)
- Ferguson Township Zoning Ordinance Amendment Chapter 27 §304.3.B.2., Building Height Incentives (4/9/21)
- PA DCNR Community Conservation Partnerships Program (C2P2) Letters of Consistency (4/9/21)
 - a) Tri-Municipal Park (Centre Hall Borough, Gregg Township & Potter Township)
 - b) Talleyrand Park Bridge Rehabilitation (Bellefonte Borough)
- PA DCED Greenways, Trail, Recreation Program Letters of Consistency (4/9/21)
 - a) Tri-Municipal Park (Centre Hall Borough, Gregg Township & Potter Township)
- Senior Planner 1 Position (3/28/21)
- APA PA Central Section Virtual Workshop

Please see Attachment #3 – County Planning Director Update for more information.

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Francke to adjourn at 6:41 p.m. Motion carried.

Respectfully submitted,

Raymond J. Stolmas, Jr., AICP, Director

THESE MINUTES WERE APPROVED AT THE MAY 25, 2021 CENTRE COUNTY PLANNING COMMISSION MEETING.

Attachment #1

SUBDIVISION & LAND DEVELOPMENT April 20, 2021

Subdivisions:

- Philip J. & Kathleen R. Bosak Subdivision Four (4) Residential Lots Centre Hall Borough CCPCDO File #127-20
- Louis J. & Naomi R. Peachey Subdivision Seven (7) Residential Lots Miles and Gregg Townships CCPCDO File #85-20

Land Developments:

None submitted for this planning cycle.

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development Final Plan 1-Building (Commercial / Office) Benner Township CCPCDO File #145-17

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

Note: CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval

Subdivision of Lands of Philip J. Bosak & Kathleen R. Bosak (Re-Subdivision of Lot 2 of the Briker Subdivision – PB: 38, PG: 33) into Lots 2R-A, 2R-B, 2R-C and 2R-D)

(plan dated: October 12, 2020; last revised: April 13, 2021)

Final Plan Four (4) Lots (Residential) Centre Hall Borough

Location:

Along the northern boundary of East Church Street (State Route 0192) approximately 975-feet east of its intersection with State Route 0144 in Centre Hall Borough.

Surveyor/Engineer: Mease Associates, Inc., Port Matilda, Pa.

- Tract History: a) The parent tract, containing 20.97 acres, is owned by Philip J. & Kathleen R. Bosak; and is further known as Lot 2 of the Briker Subdivision recorded in Plat Book 38, Page 33.
 - b) This proposal represents a Final Plan submission showing the subdivision of four (4) residential lots, with corresponding infrastructure.

ARTICLE V - MAJOR RESIDENTIAL SUBDIVISION

Final Plan Requirements 517.

- Locate and label the required stormwater management facilities, swales, drainage pipes, etc. that A.18. will handle the increase in runoff due to the improvements to Crestwood Drive (Private).
- Locate and label the required 20-foot wide easement, using accurate bearings and distances on A.18. (cont) the plot plan, around all stormwater management facilities, swales, drainage pipes, etc. from those facilities to a public right-of-way.

518. Additional Supplemental Requirements

A. Supporting Data

- Awaiting receipt of the Borough Engineer's review and approval of the required engineering A.1. details.
- The following documents have been reviewed by this office and have been found acceptable: A.6.
 - Declaration of Sewage Easement;
 - Declaration of Private Right-of-Way (Crestwood Drive);
 - Declaration of Private Right-of-Way; and,
 - Hot and Cold Water Line Easement Declaration.

The applicant will be instructed to execute, record, and note source of title (where recorded) for each on the plot plan. And once recorded, provide this office with a recorded copy of each document for our file.

A.6. (cont) Provide this office with a draft copy of a Stormwater Management and Maintenance Easement for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. And once recorded, provide this office with a recorded copy document for our file.

B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same.

Note: In either case, the applicant shall request a final site inspection (in writing) by the Municipal Engineer and Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.

C. <u>Certificates</u>

- C.1. Obtain the signature and seal of the Professional Engineer responsible for the plan; provide the seal on all applicable plan sheets.
- C.1. (cont) Execute the required signature block per Section 412.C.14. of the County's Subdivision and Land Development Ordinance.
- C.4. Obtain the original signature of the owners of the property being subdivided and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Centre Hall Borough Planning Commission and the Centre Hall Borough Council.
- C.3. Upon completion of the above, obtain the approval signature of the Centre County Planning Commission.

General Comments

Through routine review by the staff, the above-referenced property may be subject to the regulation per Act 319, entitled: *Pennsylvania Farmland and Forest Land Assessment Act of 1974*. (More commonly referred to as the "Clean & Green Law"). Accordingly, the proposed subdivision activity might impact the property's existing taxing structure, including the possibility of "rollback taxes". For clarification, we encourage the Applicant to contact the Centre County Assessment Office (as soon as possible) to obtain the necessary information pertaining to this matter – Phone: (814) 355-6721.

Subject to the review comments from the Centre Hall Borough Engineer, staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Centre Hall Borough Planning Commission and Borough Council.

Louis J. Peachey and Naomi R. Peachey Subdivision - Tax Parcel No. 15-10-37

(plan dated: July 6, 2020; last revised: July 27, 2020)

Final Plan Seven (7) Lots (Residential / Agricultural) Miles and Gregg Townships

Location:

Along the northern boundary of Brush Mountain Road (State Route 0192) approximately one (1) mile west of Madisonburg and bisected between the Miles Township and Gregg Township municipal boundary line.

Surveyor/Engineer: Henry Surveys., Port Matilda, Pa.

Tract History:

- a) The parent tract, containing 135.71 acres, is owned by Louis J. & Naomi R. Peachey.
- b) This proposal represents a Final Plan submission showing the subdivision of seven (7) residential lots with corresponding infrastructure.

ARTICLE V - MAJOR RESIDENTIAL SUBDIVISION

C. Certificates

Obtain the approval signatures of the Centre County Planning Commission. C.3.

General Comments

Through routine review by the staff, the above-referenced property may be subject to the regulation per Act 319, entitled: Pennsylvania Farmland and Forest Land Assessment Act of 1974. (More commonly referred to as the "Clean & Green Law"). Accordingly, the proposed subdivision activity might impact the property's existing taxing structure, including the possibility of "rollback taxes". For clarification, we encourage the Applicant to contact the Centre County Assessment Office (as soon as possible) to obtain the necessary information pertaining to this matter -- Phone: (814) 355-6721.

Staff recommends Final Plan Approval of the above subdivision plan.

Time Extension Requests:

Note: CPA = Conditional Preliminary Plan Approval

CFA = Conditional Final Plan Approval

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

Attachment #2

CCMPO UPDATE

April 2021

Anticipated Agenda Items

Technical Committee April 14, 2021

Coordinating Committee April 27, 2021

Transit Asset Management and Safety Performance Measures

US Census Bureau Federal Register Notice

PennDOT Project Updates

PennDOT Pathways Initiative

SCAC Update CCMPO Safety Sub Committee

Want to attend a meeting?

Please go to this link to find out more:

https://www.crcog.net/ccmpo

MPO Safety Subcommittee

The Safety Subcommittee met in April to receive information on the anticipated improvements to the "top 10" list for intersections that are part of the Atherton Street improvements.

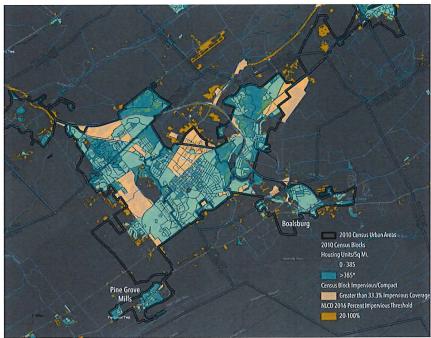
The Subcommittee also received information on the roadway segments of concern from PennDOT District 2-0.

Additional work is needed to review the primary causes of crashes at these locations and where improvements might be made to reduce the crashes. It is anticipated staff will work on this over the next several months and present findings to the Safety Subcommittee.

US Census Notice of Proposed Change of Urbanized Areas

MPO staff continues to work on comments for the anticipated changes. The main conclusion at this time is there is a possibility urbanized areas in the county will shrink in size.

A sample map was developed by MPO to try to illustrate the anticipated change but the MPO will not know until the U.S. Census Bureau completes their review.



Link: https://www.federalregister.gov/documents/2021/02/19/2021-03412/urban-areas-for-the-2020-census-proposed-criteria



COUNTY UPDATE

Centre County Fee for Local Use Program

Centre County Board of Commissioners completed their decision making for the distribution of the 2021 Fee for Local Use funds in March.

Eligible Projects include:

- •Construction, maintenance and repair of roads and bridge
- •Can be used for other related expenses
- •Rely on PennDOT Publications and District 2-0

Below is the table of total dollars distributed.

PROJECT ALLOCATIONS	
PROJECT	AWARD
Bitner Hollow Road Bridge in Gregg Township	\$100,000.00
Park Road Bridge in Millheim Borough	\$100,000.00
Brush Valley Road Bridge in College Township	\$78,000.00
High Street & Rail Line Drainage Infrastructure in Port Matilda Borough*	\$60,000.00
Unionville Pike resurfacing in Union Township	\$55,614.00
Casanova Road reconstruction in Rush Township	\$50,000.00
Railroad Street Bridge in Milesburg Borough	\$50,000.00
T-864 Smullton Road widening & drainage upgrades in Miles Township	\$30,000.00
Julian Pike guiderail improvement in Patton Township	\$24,840.00
Weights Lane & Sand Ridge Road drainage improvements in Marion Township	\$20,000.00
March 2021 Revised dedicated to Centre County 2018 Bridge Bundle	\$195,000.00
March 2021 Revised Dedicated Centre County 2019 Bridge Bundle	\$725,000.00
Snow Shoe Township T 399 and T410 milling, paving, scratch coat, shoulder work	\$56,195
Bridge Bundle Reserve for Cost Increases	\$206,371.38
TOTAL	\$1,751,020.38



Centre Regional Planning Agency 2643 Gateway Drive State College, PA 16801 T (814) 231-3050 F (814) 231-3083

Tom Zilla, AICP tzilla@crcog.net Principal Transportation Planner

Trish Meek, AICP tmeek@crcog.net Senior Transportation Planner

Greg Kausch gkausch@crcog.net Senior Transportation Planner

> Marcella Laird mlaird@crcog.net Office Manager

Centre County Planning & Community Economic Development Office Willowbank Office Building 420 Holmes Street Bellefonte, PA 16823 T (814) 355-6791 F (814) 355-8661

Ray Stolinas, AICP rjstolinas@centrecountypa.gov Director

Anne Messner, AICP ammessner@centrecountypa.gov Senior Transportation Planner







PLANNING AND COMMUNITY DEVELOPMENT OFFICE

BOARD OF COMMISSIONERS
MICHAEL PIPE, Chair
MARK HIGGINS
STEVEN G. DERSHEM

Willowbank Office Building 420 Holmes Street Bellefonte, Pennsylvania 16823-1488 Telephone (814) 355-6791 FAX (814) 355-8661 www.centrecountypa.gov DIRECTOR
RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR ELIZABETH A. LOSE

CENTRE COUNTY PLANNING COMMISSION MEETING

April 20, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

COUNTY PLANNING DIRECTOR UPDATE

1. PATTON TOWNSHIP ZONING MAP AMENDMENT | T.P. 18-009-,219-,0000 INDUSTRIAL (I-1) TO GENERAL COMMERCIAL (C-1) DISTRICT (3.15.2021)

On February 25, 2021, Nicole Pollock, Senior Planner, CRPA, on behalf of the Board of Supervisors and Planning Commission requested the County Planning Office's review and comment related to the above-referenced parcel zoning change in Patton Township. The parcel is currently owned by Spring Creek Investors on Hawbaker Industrial Dr. (1.11 ac.) and zoned Industrial (I-1) and the owners have requested the parcel be rezoned to General Commercial (C-1). Traffic impacts were analyzed using a fast food restaurant as a potential high-traffic use on the site. Township Planning staff found that considering several of the adjacent properties are zoned commercial or residential, and the property has frontage along North Atherton Street, that the rezoning request to C-1 is appropriate. County Planning staff concurred with the Township staff's assessment and consistency with the *Centre Region Comprehensive Plan (2013)*.

2. PATTON TOWNSHIP SALDO AMENDMENT | CHAPTER 153 (3.15.2021)

On February 25, 2021, Nicole Pollock, Senior Planner, CRPA, on behalf of the Board of Supervisors and Planning Commission requested the County Planning Office's review and comment related to amending the Subdivision and Land Development Ordinance and require electronic plan submission. This amendment will help facilitate plan reviews when staff is viewing plans remotely. Electronic copies are easier to read than scanned in versions. Patton Township will still require the same amount of paper plan sets. County Planning staff offered minor editorial comments and concurred that the amendment is consistent with the *Centre Region Comprehensive Plan (2013)*.

3. FERGUSON TOWNSHIP ZONING ORDINANCE AMENDMENT | CHAPTER 27 §304.3.B.2., BUILDING HEIGHT INCENTIVES (4.9.2021)

On March 16, 2021, Kristina Aneckstein, Community Planner, submitted and requested the County Planning Office's review and comment a proposed Zoning Ordinance Amendment for Ferguson Township regarding the revisions to the *Terraced Streetscape (TS) District*, specifically under

Building Height Incentives. Considering the current requirements under Chapter 27 §304.3.B. Building Height Incentives, applicants may receive additional building height where shared or structured parking or workforce and age-restricted units are proposed with a particular project. Further, Ferguson Township intends to repeal Chapter 27 §304.3.B.2, where provided structured parking accommodating the use on the lot and space for use by others, adding 20 additional feet of building height through the conditional use process. County Planning staff commented that Ferguson Township has the prerogative to supply certain provisions to increase permissible density or intensity for a particular use and may repeal incentives since others still remain within the chapter.

4. PA DCNR COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM (C2P2) | LETTERS OF CONSISTENCY (4.9.2021)

a. TRI-MUNICIPAL PARK (CENTRE HALL BOROUGH, GREGG TOWNSHIP & POTTER TOWNSHIP)

Brian Auman, BSALandplan of Lewisburg, supplied the County Planning staff a copy of a letter notifying their intent to apply for PA DCNR C2P2 funding to commence a phase of park improvements that will include the development of a Timber Frame Park Pavilion, Restroom Facilities, Natural (Nature) Playground, Traditional Tot-lot Playground, 1.2 miles of ADA Pathways, ADA Parking & Access and Park Acknowledgement Signage. County Planning staff referred the project's consistency with the Centre County Recreation and Greenway Plan, Centre County Comprehensive Plan, Phase I (2003), under the Community Facilities and Services – Recreation, 2017 Centre County Comprehensive Plan, Phase II | Recreation (February 2018) and the Penns Valley Region Official Comprehensive Plan (January 30, 2006) under Chapter VII. Public Facilities, B. Parks & Recreation.

b. Talleyrand Park Bridge Rehabilitation (Bellefonte Borough)

Don Holderman, Assistant Bellefonte Borough Manager supplied the County Planning staff a copy of a letter notifying their intent to apply for PA DCNR C2P2 funding to commence rehabilitation of the forty-year old suspension bridge that crosses Spring Creek. Work will include refurbishment of support beams, replacement of wood decking, and repainting of the remainder of the structure to at least give an additional 50-years of structural longevity. The suspension bridge at Talleyrand Park is not only an integral connection for park users, it as well connects many points and attractions in and around the downtown. County Planning staff referred the project's consistency with the Centre County Recreation and Greenway Plan, Centre County Comprehensive Plan, Phase I (2003), under the Community Facilities and Services – Recreation, 2017 Centre County Comprehensive Plan, Phase II | Recreation (February 2018) and the Nittany Valley Region Official Comprehensive Plan (September 16, 2004) under Chapter VI. Parks & Recreation.

PA DCED GREENWAYS, TRAIL, RECREATION PROGRAM | LETTERS OF CONSISTENCY (4.9.2021)

a. TRI-MUNICIPAL PARK (CENTRE HALL BOROUGH, GREGG TOWNSHIP & POTTER TOWNSHIP)

Brian Auman, BSALandplan of Lewisburg, supplied the County Planning staff a copy of a letter notifying their intent to apply for PA DCED Greenways, Trail, Recreation Program funding to commence a phase of park improvements that will include the development of a Timber Frame Park Pavilion, Restroom Facilities, Natural (Nature) Playground, Traditional Tot-lot Playground, 1.2 miles of ADA Pathways, ADA Parking & Access and Park Acknowledgement Signage. County Planning staff referred the project's consistency with the Centre County Recreation and Greenway Plan, Centre County Comprehensive Plan, Phase I (2003), under the Community Facilities and Services – Recreation, 2017 Centre County Comprehensive Plan, Phase II | Recreation (February 2018) and the Penns Valley Region Official Comprehensive Plan (January 30, 2006) under Chapter VII. Public Facilities, B. Parks & Recreation.

6. SENIOR PLANNER 1 Position (3.28.2021)

As a result of the promotion of Elizabeth Lose to the Assistant Planning Director position, we have begun the process of advertising for the Senior Planner 1 position on the Centre County Job Opening Webpage, the American Planning Association/PA Chapter Jobs page and the County Commissioners Association of PA Jobs website. We anticipate beginning interviews at the end of this month.

7. APA PA CENTRAL SECTION VIRTUAL WORKSHOP

On Friday, May 7, 2021, the Section intends to conduct a workshop titled "Guideposts for Decision Making: Ethics and Land Use Law". The workshop is intended for Professional Planners, Elected Officials, Planning Commission Members, Zoning Hearing Board Members, Solicitors, and PA residents interested in land use law and policy. Centre County Planning staff will be in attendance.